

58-91

TRANSFER  
TAX  
PAID

WARRANTY DEED  
Statutory Short Form

\* DEVELOPMENT

I, **ZI RONG ZOU** of 71 Lincoln Avenue, Quincy, MA 02170, for consideration paid, grant and convey to **WATERVILLE HOUSING \*ASSOCIATES, LLC**, a Maine Limited Liability Company of 73 Church Street, Weymouth, MA 02189, with Warranty Covenants, the real estate described as follows:

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at an iron pin located in the east side of College Avenue and at the northwest corner of land now or formerly owned by Donald Rancourt; thence running northerly from the last mentioned bound and along the east side of College Avenue a distance of forty-five (45) feet to another iron pin set in the ground in the east side of College Avenue; thence running in an easterly direction from the last mentioned bound to another iron pin driven in the ground at a point which marks the west boundary of land now or formerly of the Maine Central Railroad; thence running southerly from the last mentioned bound and along the westerly boundary of land now or formerly of the Maine Central Railroad Company to another iron pin set in the ground at a point which marks the northeast corner of land now or formerly owned by Donald Rancourt; thence running westerly and along the northerly boundary of land now or formerly of said Donald Rancourt to the point of beginning.

Provided, however, that this conveyance is made upon the express condition and covenant, that the said grantee, its successors or assigns, shall not use any of the above described real estate for the purpose of operating a restaurant, grocery store, fruit stand or any other business directly or indirectly connected with the sale of food.

This deed is further subject to all the reservations and exceptions contained in the deed from Charles F. Rancourt to the Waterville Community Center, Inc., dated December 22, 1947, and recorded in the Kennebec County Registry of Deeds in Book 851, Page 439, and the Grantee herein hereby covenants and agrees for itself, its successors and assigns, to build and maintain at its sole expense along that part of the above described premises which abuts land now or formerly occupied by the Maine Central Railroad Company any fence which the said Company has constructed or which may be desired or required at any time hereafter, or which any law or government authority may require to be constructed by the Maine Central Railroad. This covenant is to run with the land herein conveyed, and is to be binding upon the Grantee, its successors and assigns forever.

Being the same premises conveyed to Zi Rong Zou by Warranty Deed from David Lefebvre dated July 3, 2003, and recorded in the Kennebec County Registry of Deeds in Book 7512, Page 128.

\* Re-recording to correct name of Grantee

WITNESS my hand and seal this 22<sup>nd</sup> day of November, 2004.

Signed, Sealed and Delivered  
in the presence of:

William P. Dubord

Zi Rong Zou  
Zi Rong Zou

② M D R P

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STATE OF MAINE  
COUNTY OF KENNEBEC

Dated: November 22, 2004

Then personally appeared the above named Zi Rong Zou and acknowledged  
the foregoing instrument to be his free act and deed.

Before me,

William P. Dubord  
Notary Public  
Print  
Name: WILLIAM P. DUBORD  
Attorney At Law  
~~Notary Public~~  
My Commission Expires 6/26/2008

SEAL

Received Kennebec SS.  
11/29/2004 8:59AM  
# Pages 2 Attest:  
BEVERLY DUSTIN-WATHEWAY  
REGISTER OF DEEDS

*And recording*

Received Kennebec SS.  
02/28/2005 8:56AM  
# Pages 2 Attest:  
BEVERLY DUSTIN-WATHEWAY  
REGISTER OF DEEDS